

CITY OF GROVE CITY, OHIO COUNCIL MINUTES

December 03, 2001

Regular Meeting

The regular meeting of Council was called to order by President Bennett, at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

1. Mr. Radi moved to dispense with the reading of the minutes for the previous two meetings of 11/19 and 11/26, and approve as written; seconded by Ms. Klemack.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett recognized Mr. Steven Jackson of the Historical Society, who presented Council with an update on the Orders Road Schoolhouse. He explained that in the last three (3) years, they have made great progress. The walls & foundation have been restored; the roof and windows replaced; the hole in the wall repaired. They are currently plastering the walls inside and the Belpre is ready to go up. They hope to dedicate the school in July, 2002 and thanked Council for the seed money that allowed them to restore this facility to Ohio Historical standards. Along with the building, the only State approved Historic Marker in our part of the County will be dedicated. It will outline the history of the school building as well as public education in the 19th century. He thanked everyone for their donations of money and volunteerism. He then reviewed the next phase of this project, which includes building an historical village. They have had donated to them a log cabin from the "Kegg" family, which they would like to put back together on the site. The Society believes that this Village will be most beneficial to the community and can educate the children on school life during this time. He asked that Council, again, consider providing seed money for the next phase of this project. Mr. Eversman commented that he was very skeptical in the beginning, but now believes this is a wonderful project and hopes to see it move forward. Mayor Grossman commented that she has allocated money in the 2002 Annual Appropriations budget and thanked all the volunteers and members for their efforts.

3. President Bennett read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Radi, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-70-01 (Vacate 10' Utility Easement located between Lots 1 and 2 of Hawthorne Woods North, Section 1) was given its second reading and public hearing.

Mr. Stage, City Admin., commented that Mr. Blackburn, Dir. of Service, had determined that this easement was not needed.

Mr. Stotts, petitioner, was present and explained that he owns both lots and this easement divides the two. He reminded them of the letters he had received from utility companies stating that they did not need this easement.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-83-01 (Authorize the City Administrator to Execute a Deed to Thomas R. Clark, Trustee to secure a Tax Parcel for a Certain Parcel of Real Estate presently used by the City for Road Right-of-Way) was given its second reading and public hearing.

Mr. Radi explained that this was at the end of Harrisburg Station Lane and the area was a park. He asked Administration if there is any need for the right-of-way. Mr. Stage said no.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-84-01 (Authorize the City Administrator to Accept the Transfer of Lot 19 Walden Bluffs Subdivision located at the end of Harrisburg Station Lane) was given its second reading and public hearing and Mr. Radi moved it be approved; seconded by Ms. Klemack.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Ordinance C-91-01 (Rezone 1.958 acres located in Hennigan's Grove, Part II, Section II from SD-3 to R-2) was given its first reading. Second reading and public hearing will be 1/7/02.
5. Ordinance C-92-01 (Rezone 0.20 acres located in Hennigan's Grove, Part II, Section II from R-2 to SD-3) was given its first reading. Second reading and public hearing will be 1/7/02.
6. Ordinance C-93-01 (Rezone 41.807 acres located north of Stringtown and east of Jackpot Roads from PUD-I & C-2 to PUD-C) was given its first reading. Second reading and public hearing will be 1/7/02.
7. Resolution CR-73-01 (Approve the Preliminary Development Plan for Property located south of Stringtown Rd. and north of White Rd., along I-71) was given its reading & public hearing.

Mr. Jeff Brown, attorney for petitioner, explained that this Preliminary Plan has been revamped and requested that this Resolution be withdrawn and a new resolution be added to this evening's agenda to address the new Preliminary Plan.

There being no additional questions or comments, Mr. Radi moved Resolution CR-73-01 be withdrawn and Resolution CR-90-01 be added to the agenda; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

Resolution CR-90-01 (Approve the Preliminary Development Plan for Property located south of Stringtown Rd. and north of White Rd., along I-71) was given its reading and public hearing.

Mr. Jeff Brown, attorney for petitioner, explained that after speaking with the Council Members individually, they made some adjustments to their plan and resubmitted the plan before Council now, to the Planning Commission last week. He reviewed the plan and explained that they have increased the commercial area along I-71 and placed the apartments behind. The apartments have also been reduced from 240 to 200 units. He explained that Planning Commission requested a minimum 2.5 acre site set aside for a signature office building, which they have agreed to. Mr. Radi asked what site was secured for this office and Mr. Brown stated that they have not designated a specific site, only that it will be in the commercial area. It is too difficult to distinguish where in that area. Mr. Radi read the 11 stipulations set by Planning Commission and Mr. Brown agreed to all of them. Mr. Houk (Bird/Houk) and Mr. Joe Sullivan (architect) showed renderings of the apartments and condominiums proposed. They provided additional detail to the plans and pointed out that there would be no vehicular access between the condo's and apartments. Density is now at 60 condominiums and 200 apartments. They have widened the setback on White Road and picked up on the City's White Fencing, which they will place along their roadway. The condos will have two-car attached garages that blend into the architecture. Materials used will consist of brick, vinyl siding and vinyl shakes. The condo prices will range from \$160,000 - \$225,000.00. Mr. Radi asked about garages for the apartments. There will be no attached garages, only some detached that will sit across the street from the apartment. Mr. Radi asked for the square footage and rent. Mr. Sullivan said square footage would range from 613 to 1,024, for one and two bedroom units. Projected rents are still being finalized, but anticipated range falls between \$650 - \$1,000.00/mo. Mr. Fulton asked for the blended density. Mr. Brown said the combination equates to 9.07/units per acre. Mr. Eversman confirmed that there will be no three-bedroom units and questioned not specifying the site for the office building. Mr. Brown explained that all the commercial acreage is available for office use. Mr. Eversman shared his concern for having this signature building shoved to the back or put on the leftover piece. At this point, the Casto Group introduced Mr. Mike Zelmick, Marketing Director of Welsh Companies, who they have hired to market this since for as much office space as possible. President Bennett explained that this is just a Preliminary Plan and any approval is not binding on the Development Plan. Mr. Eversman voiced concern over the number of apartments being requested and stated that he did not want his vote to give a false impression that he likes everything being proposed. Mr. Stage commented that we are under a soft market now and he is comfortable with the intent of the plan. However, he doesn't want to sell the City short, as we do not import workers; we have the housing and he believes office space is marketable. Mr. Fulton asked what types of uses were being explored. Mr. Brown & Zelmick

suggested an Urgent Care facility, restaurants, a hotel, title agency, and freestanding types of businesses. Mr. Radi stated that he was in agreement with Mr. Eversman and Mr. Stage regarding the Class "A" office space. He said he is not in favor of Sub-area B, but is in favor of Sub-areas A & C.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by President Bennett.

Mr. Fulton	Yes
Mr. Radi	No
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	No

8. Resolution CR-85-01 (Accept a Permanent Storm Sewer Easement and a Temporary Construction Easement Dedication for the Haughn Road Storm Sewer Project) was given its reading and public hearing.

Mr. Stage explained that Mr. & Mrs. Eesley own 25 acres, east of Haughn Road. The City has obtained an easement to allow for a 30" storm sewer line that will replace at 15" line. This will not eliminate the flooding problems in the area, but will make a significant difference.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

9. Resolution CR-86-01 (Approve the Sign Request for Manpower located at 3946 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Radi read the two stipulations and Ms. Bearden, Dir. of Development, commented that the white letters were being removed from the window earlier today and the Property Owner has agreed to replace the ceiling tiles.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Ms. Klemack.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

10. Resolution CR-87-01 (Approve the Certificate of Appropriateness for an Awning located at 4057 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. B.J. Roach, property owner, showed the awning colors, which match the HPA color chart. He explained that there will be one new and the existing ones will be replaced to match. There being no additional questions or comments, Mr. Radi moved it be approved; seconded by President Bennett.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

11. Resolution CR-88-01 (Set Forth the Municipal Services that can be furnished to 10.675 acres located at 6088 Borror Road in Jackson Township Upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Stage stated that there have been some discussions with potential developers regarding condos in this area, which is located beside Hawthorne Woods.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

12. Resolution CR-89-01 (Set Forth the Municipal Services that can be furnished to 23.36 acres located at 4690 Grove City Road in Jackson Township Upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Stage commented that discussions with three different parties about development of this area for single family or a combination including condominiums. This is next to Concord Lakes.

There being no additional questions or comments, Mr. Radi moved it be approved; seconded by Mr. Eversman.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

The Chair recognized Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-85-01 (Rename the Sign Chapters of the Codified Ordinances currently known as 1322 and 1323 and Make Various Amendments thereto) was given its second reading and public hearing.

Mr. Stage explained that they are requesting moving the Sign Code from the Building Part to the Zoning Part and making an amendment to allow for flexibility in the sign code for PUD-C.

There being no additional questions or comments, Ms. Klemack moved it be approved; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-94-01 (Repeal and Replace Chapter 707 of the Codified Ordinances from Circuses & Carnivals to "Special Events") was given its first reading. Second reading and public hearing will be held on 12/17/01.

Mr. Eversman commented that he has a few concerns over the affect this may have on schools and churches and will be reviewing it with Mr. Clark.

The Chair recognized Mr. Eversman, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-86-01 (Appropriate \$150,000.00 from the General Fund for the Current Expense of School Signal Installation) was given its second reading and public hearing.

Mr. Blackburn, Dir. of Service, requested that this ordinance be postponed in order for the bid process to catch up. There being no additional questions or comments, Mr. Eversman moved it be postponed to 1/7/02; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-87-01 (Appropriate \$5,000.00 from the Senior Nutrition Fund for the Current Expense of the Meals on Wheels Program) was given its second reading and public hearing.

Mr. Eversman explained that this is money for the specified program. There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Ms. Klemack.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-88-01 (Appropriate \$75,000.00 from the COPS FAST Grant Fund for the Current Expense of Reimbursement to the General Fund) was given its second reading and public hearing.

Mr. Eversman explained that this is money received for the specified Fund. There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

4. Ordinance C-89-01 (Appropriate \$14,962.00 from the General Fund for the Current Expense of Vehicle Replacement) was given its second reading and public hearing.

Mr. Eversman explained that this is insurance money for a police vehicle. There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

5. Ordinance C-90-01 (Appropriate \$40,400.00 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees collected) was given its second reading and public hearing.

Mr. Eversman explained that Mr. Behlen, Dir. of Finance, has requested the amount be amended to \$65,404.78 in order to reflect the increased percentage to Columbus. There being no additional questions or comments, Mr. Eversman moved the amount be amended to \$65,404.78; seconded by Ms. Klemack.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

Mr. Eversman moved it be approved, as amended; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

6. Ordinance C-95-01 (Appropriate \$125,000.00 from the General Fund for the Current Expense of Right-of-Way Acquisition) was given its first reading. Second reading and public hearing will be held on 12/17/01.

7. Ordinance C-96-01 (Appropriate \$4,114.87 from the Convention Bureau Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 12/17/01.
8. Ordinance C-97-01 (Appropriate \$48,865.07 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held on 12/17/01.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. President Bennett recognized two members of Boy Scout Troup 186, who were present and working on their Communications Badge.

There being no new business, President Bennett recognized members of Administration and Council for closing comments.

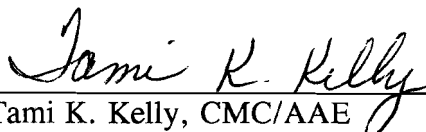
1. The Mayor submitted the Mayor's Monthly Report and Mr. Eversman moved it be accepted; seconded by Ms. Klemack.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes


The Mayor announced upcoming events and reiterated that the Tree in Council Chambers will be for Hometown Hero's. Residents can make an ornament during the Parade to hang on it.

2. Council and Staff commented on the great job done on the schoolhouse and how the community has come together for this project. It was announced that Council would meet on December 10, 2001 at 7:00 p.m. to review the 2002 Annual Appropriation Ordinance. In addition, December 13, 2001 at 7:00 p.m. has also been tentatively scheduled in case it is necessary to continue these discussions.
3. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:25 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President